Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

36 Westley Road,
Bury St. Edmunds, IP33 3RR

Offers In Excess Of
£550,000

Much more than meets the eye - this property presents an AMAZING opportunity! Position - Potential - Plus!

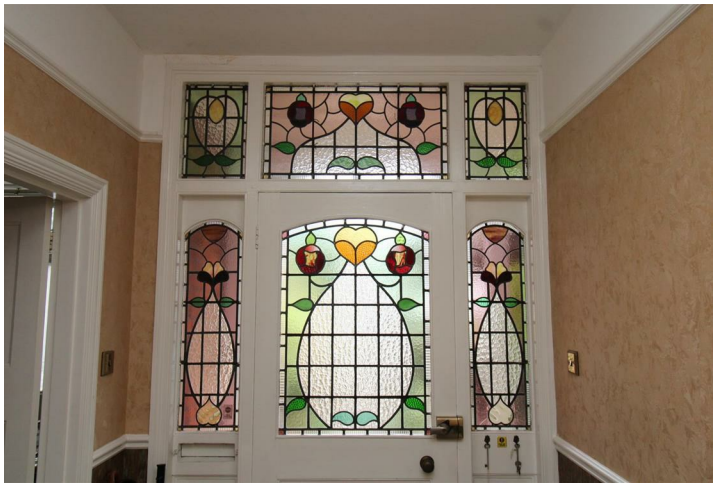
This handsome detached home is understood to have been built around 1926 and still retains much of its original character. Set in established gardens, approaching 1/4 acre (approx) here on offer is an excellent range of accommodation with well-proportioned rooms, good ceiling heights and large windows.

The property is dated in places, making it perfect for anyone wanting to put their own ideas into a home, whilst also increasing its value. It is surprisingly spacious, internally well laid out and sits on a wider than average plot - and in our opinion MUST be inspected to fully appreciate what is on offer.

The house occupies a favoured non-estate location, on the much requested western side of Bury St. Edmunds. A garage and a driveway provide off street parking and there is ample space to add further parking if required.

In our opinion the generous gardens provide space for a substantial extension (subject to consent).

- 1920's bay fronted detached 2 storey home
- Occupying a much sought-after setting
- Sitting room with bay, separate dining room
- Kitchen breakfast room, Bathroom, Cloakroom
- Further Reception / ground floor bedroom
- 4 double bedrooms plus dressing room
- Gas Central heating, uPVC double Glazing
- Wealth of character - 'A Renovator's Delight'!



An open entrance porch leads via a stunning original timber & stained glass door (with side-lights) into a wide entrance hall. This space sets the scene for the rest of the house, with rooms being of larger than average proportions.

The Reception room / Bedroom to the right is a square room, has a large window, and fireplace surround and original period features, high ceiling, picture rail and painted panelled doors.

There are stairs to the first floor rooms, behind another original door - this upper floor was believed once to be the Butler's private rooms, serving the original owner.

The large kitchen breakfast room has dual-aspect windows and exterior door to the side - it is somewhat dated in style. However it is a really generous room and ideal size for updating. There is an open hearth type of arrangement, for positioning of a range style cooker perhaps, and ample room to dine in this space also.

A large family bathroom, with bath and shower over, with large window to the rear.

There is a study/bedroom again with window to the rear. Also a separate cloakroom WC.

The Dining room is a spacious room with 2 x built in cupboards and a large window to the front.

The Sitting room a handsome dual-aspect room well lit with a feature fireplace surround and attractive wide curved bay to the front.

The principal bedroom behind is spacious, again with a large window to the side, a wall of built in wardrobes, fireplace surround and vanity unit with basin.

Upstairs - there are three large spaces with 2 large bedrooms, and a middle room ideal perhaps as a dressing room or games room - this whole floor gives so many opportunities to be renovated and re-modelled - add dormer or Velux windows to the rear perhaps and see the potential fully realised.

Externally - there is a single attached garage, an outdoor loo, a timber shed, and summerhouse, and a very generous fenced plot giving plenty of scope for whatever you may need.

Space for additional outbuildings, or to extend the property significantly or for the keen gardener, simply a blank canvas. There is SO much opportunity here to make this incredible property your own!

COUNCIL West Suffolk - Council Tax Band E
ENERGY PERFORMANCE RATING - E
SERVICES - All main services connected
BROADBAND - Ofcom states Ultrafast broadband is available
MOBILE - Ofcom states EE / Three / Vodafone providers are likely
WHAT3WORDS //////cleanser.dandelions.coveted

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